

180.0

0008

0005.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

678,900 /

678,900

USE VALUE:

678,900 /

678,900

ASSESSED:

678,900 /

678,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		GOLDEN AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	BRENNAN JOHN M & NORA M	
Owner 2:		
Owner 3:		

Street 1:	2 GOLDEN AVE
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER	Cntry:	Own Occ:	Y
Owner 1:			

Owner 2:	
Street 1:	
Twn/City:	

St/Prov:	Cntry:	Type:
Postal:		

NARRATIVE DESCRIPTION

This parcel contains 6,190 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Vinyl Exterior and 1839 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6190		Sq. Ft.	Site		0	70.	0.98	7									423,988						424,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6190.000	251,000	3,900	424,000	678,900		122469
							GIS Ref
							GIS Ref
							Insp Date
							05/17/18

Total Card / Total Parcel

678,900 /

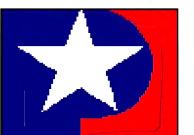
678,900

678,900 /

678,900

678,900 /

678,900

**USER DEFINED**

Prior Id # 1:	122469
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	04:02:53
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
06/28/18	17:17:00
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 180.0-0008-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	251,000	3900	6,190.	424,000	678,900	678,900	Year End Roll	12/18/2019
2019	101	FV	198,800	3900	6,190.	424,000	626,700	626,700	Year End Roll	1/3/2019
2018	101	FV	198,800	3900	6,190.	357,400	560,100	560,100	Year End Roll	12/20/2017
2017	101	FV	198,800	3900	6,190.	327,100	529,800	529,800	Year End Roll	1/3/2017
2016	101	FV	198,800	3900	6,190.	278,600	481,300	481,300	Year End	1/4/2016
2015	101	FV	186,200	3900	6,190.	242,300	432,400	432,400	Year End Roll	12/11/2014
2014	101	FV	186,200	3900	6,190.	224,100	414,200	414,200	Year End Roll	12/16/2013
2013	101	FV	186,200	3900	6,190.	213,200	403,300	403,300		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	893-152		1/1/1901	Family		No	No	N	

TAX DISTRICT

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/17/2018		Meas/Inspect							BS			Barbara S
10/20/2008		Meas/Inspect							345			PATRIOT
4/14/2000		Inspected							263			PATRIOT
12/23/1999		Mailer Sent										
12/21/1999		Measured							263			PATRIOT
6/1/1991									PM			Peter M

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 5 - Cape				Full Bath: 1	Rating: Average			SCUTTLE.									
Sty Ht: 1T - 1 & 3/4 Sty				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1									
Color: WHITE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR		
View / Desir:				Fpl: 1	Rating: Average			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average				CONDOS INFORMATION				Lvl 2									
Year Blt: 1947	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct:	Fact: .			Floor:				Totals	RMs: 7	BRs: 3	Baths: 1	HB: 1					
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%											
Prim Int Wall: 2 - Plaster				Functional:		%											
Sec Int Wall:		%		Economic: L - Location	10.	%											
Partition: T - Typical				Special:		%											
Prim Floors: 4 - Carpet				Override:		%											
Sec Floors: 3 - Hardwood	25%			Total: 26.74 %													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY													
Subfloor:				Basic \$ / SQ: 105.00													
Bsmnt Gar:				Size Adj.: 1.22096241													
Electric: 3 - Typical				Const Adj.: 0.99247509													
Insulation: 2 - Typical				Adj \$ / SQ: 127.236													
Int vs Ext: S				Other Features: 77500													
Heat Fuel: 2 - Gas				Grade Factor: 1.00													
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100				LUC Factor: 1.00													
Solar HW: NO				Adj Total: 342581													
% Com Wall				Depreciation: 91606													
				Deprecated Total: 250975													
MOBILE HOME				Make:			Model:			Serial #:			Year:		Color:		
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 180.0-0008-0005.A																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y		110X27	A	AV	1947	24.26	T	40	101			3,900		3,900
More: N	Total Yard Items:	3,900		Total Special Features:			Total:	3,900									

The sketch shows the property boundaries with various areas labeled and their corresponding values:
 - SFL: 11 (198)
 - FFL: 6 (72)
 - WDK: 12 (132)
 - BMT: 22 (108)
 - TQS: 22 (660)
 - Total: 30

SUB AREA		SUB AREA DETAIL								
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,038	127,240	132,071						
BMT	Basement	768	38,170	29,315						
TQS	3/4 Story	495	127,240	62,982						
SFL	Second Floor	306	127,240	38,934						
WDK	Deck	132	13,470	1,779						
Net Sketched Area: 2,739 Total: 265,081										
Size Ad	1839	Gross Are	2904	FinArea	1839					

IMAGE

AssessPro Patriot Properties, Inc